



## Apartment Two-bedroom (3+1)

€ 269 000 | CZK 6 766 695

80 m², Bratislava II, Vrakuňa, Hradská





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Total area	130 m²
Floor area*	80 m²
Terrace	50 m²
Parking	Yes
Cellar	-
PENB	A
Reference number	44221

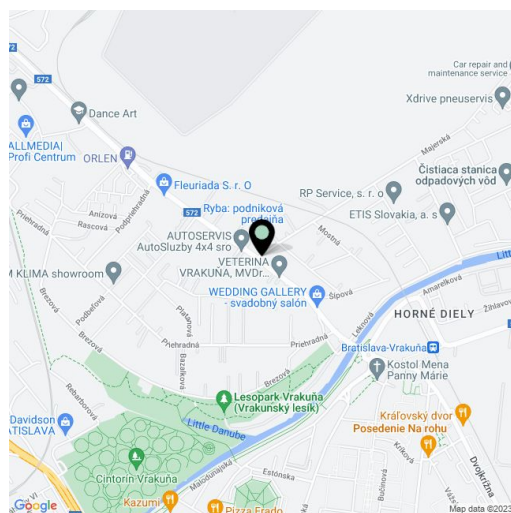
**This sunny 2-bedroom apartment for sale with a terrace is on the first floor of a new building in Bratislava II.**

The layout of the apartment consists of an entrance hall with a staircase, two separate bedrooms (one with a terrace), a living room with a kitchenette and access to the **spacious terrace**, and a bathroom with a bathtub and a preparation for a toilet, sink, and washing machine. The price of the apartment includes its **completion to a high standard** and in the color selected by the buyer.

Facilities consist of **triple-glazed windows**, **underfloor heating**, and its **own Buderus boiler**. The apartment comes with **two parking spaces** in front of the building, which is located in a pleasant, new gated condominium ideal for young families.

The location offers complete civic amenities and good transport accessibility. Public transport stops, schools, shops, a kindergarten, fitness center, restaurants, cafes, and more are nearby, as is the promenade along the Little Danube, suitable for relaxation, walks, jogging, skating or cycling.

Interior 80 m², terrace 50 m²



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.